

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R81290

Property Information

property address: 408 E 23RD ST

legal description: CITY OF BRYAN, BLOCK 94, LOT 5 (PT OF)

owner name/address: THOMAS, GLENN D

1110 12TH MAN CIR

COLLEGE STATION, TX 77845-8978

full business name:

land use category: Single-Fam Res

type of business: res

current zoning: C3

occupancy status: occ

lot area (square feet): 5350

frontage along Texas Avenue (feet):

lot depth (feet): 50 to 40 ft 115

sq. footage of building: 1695

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

#377. 40 to 50 ft.

Improvements

of buildings: 1 building height (feet): 18 # of stories: 1

type of buildings (specify): brick

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front, east side

fr=5/str side=10/prop side=10/rear=51

approximate construction date: 1980s accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no N/A

other improvements: ☒ yes ☐ no (specify) wood fence - very poor cond.
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no

of available off-street spaces: 2

lot type: ☐ asphalt ☐ concrete ☒ other dirt

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☒ no N/A

overall condition:

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

~~"not done"~~

Curb Cuts on Texas Avenue

N/A

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: minimal

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

NO SIDEWALK